

**CHADDS FORD TOWNSHIP
PLANNING COMMISSION**

March 10, 2004

MINUTES

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, March 10, 2004. Present were Chairman William J. Taylor, Vice Chairman Maurice Todd, and members Fred Reiter, Paul Vernon and M. Gordon Daniels. Also in attendance were Kevin Mattson, EIT, for James C. Kelly, Township Engineer and Maryann D. Furlong, Planning Commission Secretary.

CALL TO ORDER

The meeting was called to order at 7:40 PM.

APPROVAL OF MINUTES OF February 11, 2004

Upon motion and second (Vernon, Daniels), the minutes of the February 11, 2004 meeting of the Planning Commission were unanimously approved.

PUBLIC COMMENT

There was no public comment offered.

**OLDE RIDGE VILAGE LAND DEVELOPMENT APPLICATION –
Second Public Review**

Applicant Dominic Pileggi was present to report on the current status of the land development application of Olde Ridge Village, 1820 Wilmington West Chester Pike. Comments contained in the review letter of Kelly Engineers dated March 10, 2004 were discussed. Comments at issue follow:

Comment 3. The applicant plans to seek relief from the Board of Supervisors as to lighting restrictions.

Comment 4. Kelly Engineers has questioned a discrepancy in the number of parking spaces provided on the revised plan. Mr. Pileggi reported that he had met with Zoning Officer Richard Jensen and was under the impression that the parking requirement for the center would be four spaces per thousand square feet. Mr. Matson will seek clarification

with Mr. Jensen.

Comment 6. The buffer must provide continuous visual screening. Mr. Taylor questioned the row of landscaping noted on the plan and advised the applicant that the plantings must be dense. The applicant will present specific information as to landscaping to the Supervisors.

Comment 10. Mr. Pileggi had provided copies easement agreements to J.P. Kelly following the last presentation.

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Mr. Pileggi asked Planning Commission members for preliminary approval subject to resolution of outstanding issues so that the application might be presented to the Board of Supervisors for approval.

Mr. Taylor questioned and Mr. Pileggi confirmed that public water will be available from the Chester Water Authority. Further discussion ensued among Commission members.

MOTION TO RECOMMEND APPROVAL OF PRELIMINARY/FINAL SUBDIVISION PLAN – VILLAGE AT CHADDS FORD (OLDE RIDGE VILLAGE)

Upon motion and second (Todd, Reiter), members of the Planning Commission recommended approval of the Preliminary/Final Land Development Plan of Parkside Associates for the parcel of land located at 100 Ridge Road, conditioned upon resolution of all outstanding items as included in Kelly Engineers' review letter dated March 10, 2004.

SKETCH PLAN PRESENTATION – FOULK ROAD ASSOCIATES

Andrew DH Rau, Esquire and Matthew Houtmann of GD Houtman and Son presented on behalf of Foulk Road Associates for a proposed residential development on the 26.12 acre property located near the intersection of Ridge Road and Route 202, at Folio Number 04-00-00204-01. Current zoning is R-2. Mr. Houtmann also reviewed

hydrological and topographic of the site. Public water and public sewage, with a connection to the Ridings WWTP is planned, though a connection site is yet to be determined.

The applicant plans to submit a subdivision plan that will separate the residential from the commercial piece and will also separate the Concord Township from the Chadds Ford Township piece of the site.

Planning Commission members discussed the following topics:

- wetland areas, grades and drainage;
- the effect of construction on the adjoining Ridings property owners;
- line of sight at access points on Ridge Road;
- dedication of roads to the Township;
- cul-de-sac design and turning radii;
- buffering between the commercial and the residential pieces and a possible buffer zone between construction and the Ridings development;
- sewage issues and current problems with the suggestion that Mr. Houtmann contact Angelika Forndran, Engineer for the Chadds Ford Township Sewer Authority, who is currently investigating the problems in that area;
- the size of the building envelopes on Lots 17 and 19;
- emergency access points;

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- the positioning of driveways on Lots 6 and 17 which are both flag lots in keeping within the ordinance;
- consideration as to architectural design of the homes because of steep slopes area;
- preliminary field testing as to wet or dry basins;
- green space or islands to allow for snow removal in the cul de sacs

Commission members did not see the need for sidewalks, but suggested the addition of an “as needed” note on the plan for installation of a walkway that would permit residents to walk to the commercial property at the corner.

OTHER COMMISSION MATTERS

Commission members reviewed the Project List as presented by the Commission Secretary. Mr. Reiter questioned the development of land along the east side of Route 202 in light of PennDOT’s proposed Route 202 Improvement Project.

Mr. Taylor asked Mrs. Furlong to check with General Code as to the status of the codification process.

Commission members circulated a study provided by Spotts, Stevens and McCoy regarding the Springhill Farm WWTP.

Mr. Reiter reported that the 2004 Land Conservation Conference will be held on April 2nd and 3rd in Lancaster and sponsored by the Pennsylvania Land Trust Association.

Commission members discussed the need to draft ordinances to support the Route 1 Feasibility Study.

Mrs. Furlong distributed a copy of both Concord Township’s and Edgemont Township’s Comprehensive Plans and reported speaking with the Thornbury Township Township Manager regarding the ongoing revision of that Township’s Comprehensive Plan.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:45 PM.

Respectfully submitted,

MARYANN D. FURLONG
Planning Commission Secretary

